

**ANIMAL WASTE, FLY AND VECTOR CONTROL PLAN**

**For the Helen Woodward Animal Center  
6461 El Apajo Road  
Rancho Santa Fe, CA 92067  
Major Use Permit No. P04-059  
ER# 96-08-023B**

**Prepared by Tucker Sadler Architects  
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## **PROJECT AND FACILITIES DESCRIPTION**

The project consists of the phased demolition, reconstruction, and renovation of the existing 120,710 square foot Helen Woodward Animal Center (“HWAC” or “the Center”), on its current Rancho Santa Fe site. The site is approximately 11.9 acres, and the phased rebuilding of the Center anticipates approximately 87,339 square feet of new building space, referred to as Building I, Building III, and the Therapeutic Riding Structure, and approximately 41,013 square feet of renovated space referred to as Building II. In addition, approximately 4,098 square feet of new horse stalls will be located adjacent to Building II and approximately 9,218 square feet of new horse stalls will be located adjacent to the Therapeutic Riding Arena. A variety of exterior site amenities are planned including horse grazing pastures, lunging pen, walking path, corrals, children’s activity fields with pre-fabricated shade structure, animal play & exercise fields, mechanical and equipment storage yard, and waste storage. The design has changed from a Campus style plan in our original submittal, consisting of eight separate conditioned structures, to a more compact plan consisting of three conditioned structures, referred to as Building I, Building II, and Building III.

### **Building I will house the following animal-related facilities:**

- The **Adoptions Center** adopts out cats, dogs, puppies and kittens that have been relinquished by their owners or are transfers from overcrowded public shelters. The Center also performs spay and neuter surgeries and standard exams. On a typical day the Center will house 90 dogs/puppies and 55 cats/kittens in indoor kennels.
- **Club Pet** is a temporary, fee based boarding facility or “pet hotel” for dogs, cats, birds, and exotics (reptiles, hamsters, bunnies, mice, rats, chinchillas, and guinea pigs). On a typical day Club Pet will board 100 dogs, 19 cats and 5 exotics in indoor kennels and cages.
- The **Education** department provides a variety of opportunities for learning about animals including day camp, tours, private events/birthday parties, and classroom demonstrations, as well as outreach programs. On a typical day the Education department houses 1 cat, 4 dogs, 1 llama, 1 sheep, 2 goats, 2 miniature horses, and 1 pony.
- The **Pet Encounter Therapy (P.E.T)** department brings animals to facilities with populations that can benefit such as abused children’s homes, hospitals, psychiatric facilities, and senior centers. The program also offers on-site visits. On a typical day the P.E.T. department will house 20 rabbits, 8 guinea pigs, 16 birds, 8 snakes, 10 lizards, 4 frogs, 15 turtles, and 12 employee-owned dogs in indoor cages.
- **RSF Small Animal Hospital** treats dogs, cats, and other small companion animals. On a typical day the Hospital will house 60 dogs and 20 cats on site in indoor kennels, with different types of animals coming in and out all day.

### **Existing Building II and the Existing Accessory Buildings will house the following animal-related facilities:**

- The **Equine Hospital** treats race, show and companion horses. The existing Equine Hospital and horse stalls will be renovated and a new Equine Barn with approximately 16 stalls will be constructed. On a typical day the Equine Hospital will house 8 horses on site.

**Therapeutic Riding Structure:**

- The **Therapeutic Riding** department consists of 16 covered, unheated stalls and a Riding Arena, with conditioned viewing gallery space. The program provides Therapeutic Riding lessons to persons with physical, mental and emotional disabilities. On a typical day Therapeutic Riding will house 16 horses and 5 employee-owned dogs on site.

**GOALS OF THE PLAN**

The Animal Waste, Fly and Vector Control Plan is an attempt to plan for minimization of flies, mosquitoes, rodents and other vectors that may breed in animal wastes, water troughs or be attracted to supplies of feed. The plan is intended to outline proactive, best management practices to prevent the harborage of vectors, with additional reactive procedures to eliminate vector problems when they are identified.

**EDUCATION**

This plan shall be available for all staff and volunteers. Staff and volunteers at the stables shall be given instruction on the importance and methods of managing fly, mosquito and rodent populations. The importance of best management practices shall be reviewed so staff and volunteers may understand what can be done to protect the watershed and water supply.

**MANURE / ANIMAL WASTE MANAGEMENT METHODS**

**EQUINE AND LIVESTOCK FACILITIES MANURE MANAGEMENT METHODS:**

The Manure Management Plan is designed to:

- Minimize fly production,
- Reduce odors,
- Preserve the nutrient and energy value of organic waste for the community and minimize the organic waste component of landfills, and
- Minimize manure content and sediment in storm water runoff.

Helen Woodward Animal Center shall maintain good sanitation practices for manure management. The Center shall maintain a sturdy, insect resistant, seepage free organic recycling unit to be picked up by an organic recycling service on a weekly basis or as needed to prevent the harborage of flies or overflow conditions. Soiled bedding and manure shall be collected from stalls and pens on a daily basis and placed in the Center's organic recycling unit.

- Areas of wet manure in the pens, stables and the riding rink shall be "mucked out," and removed to the Center's organic recycling unit daily. When possible, sun dry wet manure prior to placing it in organic recycling unit.

- Excess manure packs along interior walls, curtains, and the outside foundation of the buildings shall be promptly removed. Excess manure packs shall not be allowed to remain long enough to build up and dry out. Built up and dried out manure packs provides shelter for rodents.
- In the event that the Center's organic recycling unit is full, any excess manure shall be placed in plastic waste bags and placed in the Center's dumpster or placed in a leak proof, lidded, container and held until pick up. The Center's organic recycling service shall be requested to pick up additional loads when necessary.
- Prior to the known rainy seasons, cleaning efforts shall be made to remove any excess accumulations of manure from the bottom of pastures and corral areas—to prevent fly breeding and reduce storm-water runoff.

#### **DOG, CAT & EXOTICS ANIMAL WASTE MANAGEMENT METHODS**

The Dog, Cat & Exotics Animal Waste Plan is designed to:

- Control spread of diseases,
- Reduce odors,
- Prevent animal waste from entering storm water runoff.

The following management methods shall be observed for animal waste from kenneled and caged animals (dogs, cats, and exotics):

- Kennels and cages shall be cleaned daily or as soon as possible after animal eliminates.
- Remove all soiled bedding and place in dirty laundry bins for same-day cleaning.
- In the Club Pet and Adoptions departments, all dog wastes shall be removed and flushed in toilets designated for animal waste disposal.
- Soiled organic bedding, such as wood shavings, shall be removed and either placed in the Center's organic recycling unit or placed in plastic waste bags and placed in the Center's trash dumpster.
- All solid waste not suitable to be laundered, flushed in toilets, or recycled shall be removed and put into designated trash units.
- Outdoor animal waste shall be scooped and placed in designated, leak-resistant waste bags throughout outdoor animal areas. Waste bags shall be removed, sealed, and discarded in the facility trash dumpster daily.
- Waste removal tools shall be either stored in disinfectant or disinfected prior to storage.

#### **GENERAL EQUINE AND LIVESTOCK SANITATION MANAGEMENT METHODS**

A general clean up program shall supplement the manure and water management efforts. Most problems with insects, rodents and scavenging animals can be minimized by keeping the facility and surrounding area clean and properly maintained. Sanitation is the most important aid in successful fly and rodent control. Often, certain conditions in and

around the animal facility shall encourage fly outbreaks and attract rodents. They must be identified and eliminated. Good sanitary methods in and around all equine and livestock facilities shall pay attention to the following items:

- As little bedding shall be used as possible.
- The overall site and especially all buildings shall be kept free of trash, debris and excess building materials.
- All dead animals and other biological materials shall be removed and disposed of immediately and appropriately. Under no circumstances shall such materials be buried, thrown in open water, or otherwise disposed of permanently on site.
- Any areas of standing water should be drained daily to eliminate drinking water for rodents and breeding areas for insects.
- Drinking bowls, buckets, or troughs shall be thoroughly drained and refilled on a daily basis to eliminate drinking water for animals and breeding areas for insects.
- Store all garbage that is not appropriate for organic recycling in the Center's designated tight-lid dumpster containers until off-grounds disposal is possible.
- Remove all materials appropriate for organic recycling from any indoor storage on a daily basis and isolate it in the Center's designated organic recycling units.
- Old vehicles, abandoned farm equipment, abandoned building and other rubble shall not be stored onsite.
- On-site dumpsters shall be scheduled to be emptied once a week.

#### **FEED STORAGE METHODS**

- Hay and straw shall be stored off the ground on wooden pallets to ensure proper ventilation and to reduce the harborage of rodents.
- All other feed, such as grains and pellets for both indoor and outdoor animals, shall be kept in rodent-proof storage containers.
- Any spillage of feed shall be cleaned as soon as possible.
- All feed shall be kept dry.

#### **ADDITIONAL VECTOR CONTROL METHODS**

In addition to the sanitation, manure management and water management methods described in this plan, the following Best Management Practices shall be used to control rodent, fly and mosquito populations. Knight Pest Control is on contract to provide vector control when such practices fail. When a rodent problem becomes evident, Knight Pest Control shall be contacted immediately.

#### **LANDSCAPING DESIGN AND MAINTENANCE GUIDELINES TO REDUCE VECTOR HABITAT**

Dense vegetation provides shady resting areas for flies and habitat for rodents. Keeping weeds and grass mowed restricts the area inhabited by flies, makes sprays more effective, and reduces rodent habitat. Keeping grass and weeds mowed or controlled allows more

sunlight and air movement in the area. The consequence is faster drying, which reduces the chance of flies completing their life cycle.

- All lawns shall receive regular maintenance (mowing and trimming).
- All weeds shall be removed on a regular basis.
- No thick groundcovers shall be used on the site.
- All trees and shrubs shall be trimmed at least foot (12 inches) up from the ground.
- All trees and shrubs shall be trimmed at least a foot (12 inches) from all buildings, animal housing areas, or other site structures.
- Existing on-site riparian habitat: All trees within the riparian area shall be saved, pending Rancho Santa Fe Fire Department Review. All other existing vegetation shall be removed from the on-site riparian habitat. None of the non-tree plants within the current on-site riparian habitat are either native plants, or plants that otherwise should be given regard due to their unique nature. This area, currently, is overgrown and not maintained. This area is a prime area of concern as a habitat for pests. Any new plantings introduced to this area shall meet the site planting guidelines outlined above.

#### **CHEMICAL CONTROLS: PESTICIDES AND LARVICIDES**

Chemical controls are generally to be avoided because of their potential negative affects on the health of the animals and on water quality. They shall only be used when best management practices are insufficient. When best management practices are insufficient, Knight Pest Control shall be contacted immediately to manage all mosquito and rodent problems through the use of pesticides and/or bait stations.

- Contact fly sprays shall be applied to horses and farm animals when necessary to reduce adult flies, generally during warmer months. Automatic systems shall be used when labor is a problem.
- Flea and Tick powders/preparations shall be used on specific animals when necessary.

#### **WATER MANAGEMENT METHODS**

The objectives of the Water Management Plan are to prevent any negative impacts Helen Woodward Animal Center may have upon the region's water quality and to keep water consumption to a minimum. Upon approval, the Storm Water Management Plan for Helen Woodward Animal Center, prepared by RBF Consulting on March 26, 2008, shall be followed. The following methods are either clarifications or additions to that document:

- Good drainage shall always to be maintained around any temporary storage site for manure. Storm water BMP devices such as dirt berms, sand bags, check dams and vegetated swales shall be used on the ephemeral streams draining away from the manure storage area and parking lots.
- Surface water shall be directed away from all structures. Proper eave troughs

and down spouts shall be installed to carry rain water away from the buildings.

- Weed-choked drainage ditches shall be cleaned out.
- Leaks in water troughs or cups shall be prevented. Regulating water flow with an on/off cycle shall be considered to help eliminate the moisture problem. Drip pans under water troughs shall be used if necessary. These pans shall divert water from the manure and shall be emptied as needed.
- Waterers shall be kept clean to prevent dysentery. Recommended antibiotics should be used to prevent dysentery development.
- Avoid laxative feed rations.
- Avoid excessively high house temperatures that encourage an abnormal water intake.
- Feed mangers and bins shall not be located near water sources, because wet, spilled feed attracts flies and makes a good breeding site.
- Use non-leak valves on all water troughs, bowls, cups and other water devices. All waterers shall be leak proof.
- In order to prevent the breeding of mosquitoes, water shall not be allowed to stand for more than 72 hours, where possible.
- Earth surfaces shall be properly graded in paddocks and corrals for drainage. Adapt surfaces to a drainage pattern so that rainwater or water trough overflow does not form ponds.
- Staff shall be requested to report and repair all water leaks to prevent unnecessary wet manure areas or mosquito breeding areas.
- All manure management methods outlined in this plan shall be followed.

**WORKS REFERENCED**

Best Management Practices, Stormwater Quality Management Committee, Clark County Regional Flood Control District. Retrieved January 3, 2006 from [http://www.lvstormwater.com/bmps\\_horse.html](http://www.lvstormwater.com/bmps_horse.html)

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Recycling Organic Waste. The Schumacher Centre for Technology and Development. Retrieved March 14, 2007 from [http://practicalaction.org/practicalanswers/pdf\\_thumb.php?s=l&im=recycling\\_organic\\_waste.pdf&osCsid=3q9d02e5hfvi3207ja8bkd2ne3](http://practicalaction.org/practicalanswers/pdf_thumb.php?s=l&im=recycling_organic_waste.pdf&osCsid=3q9d02e5hfvi3207ja8bkd2ne3)